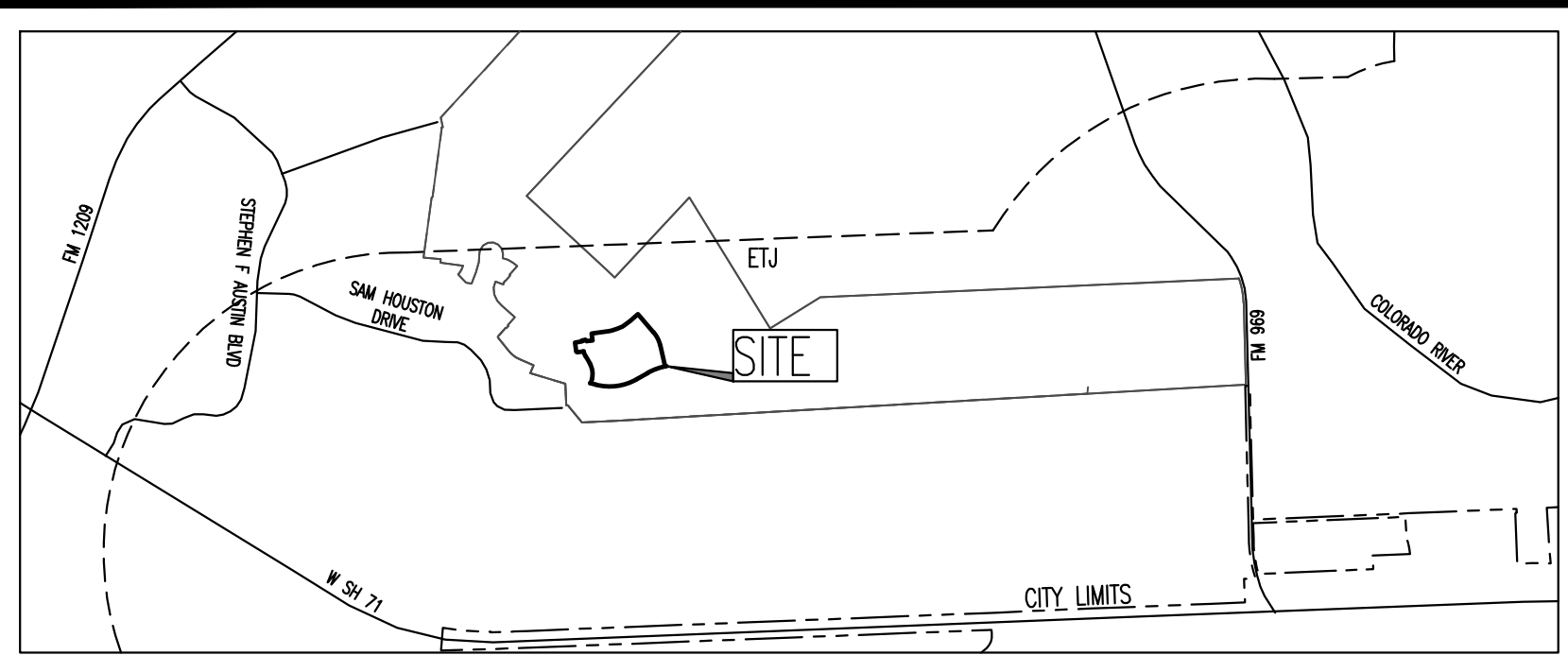
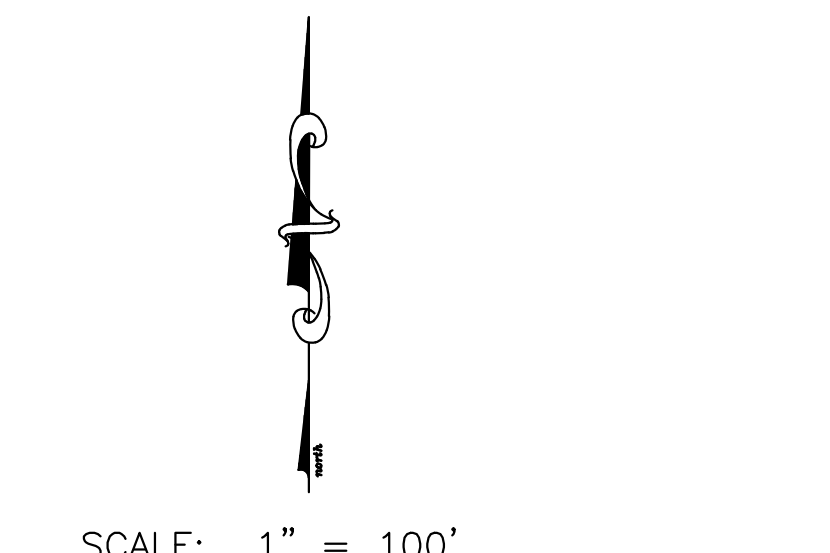
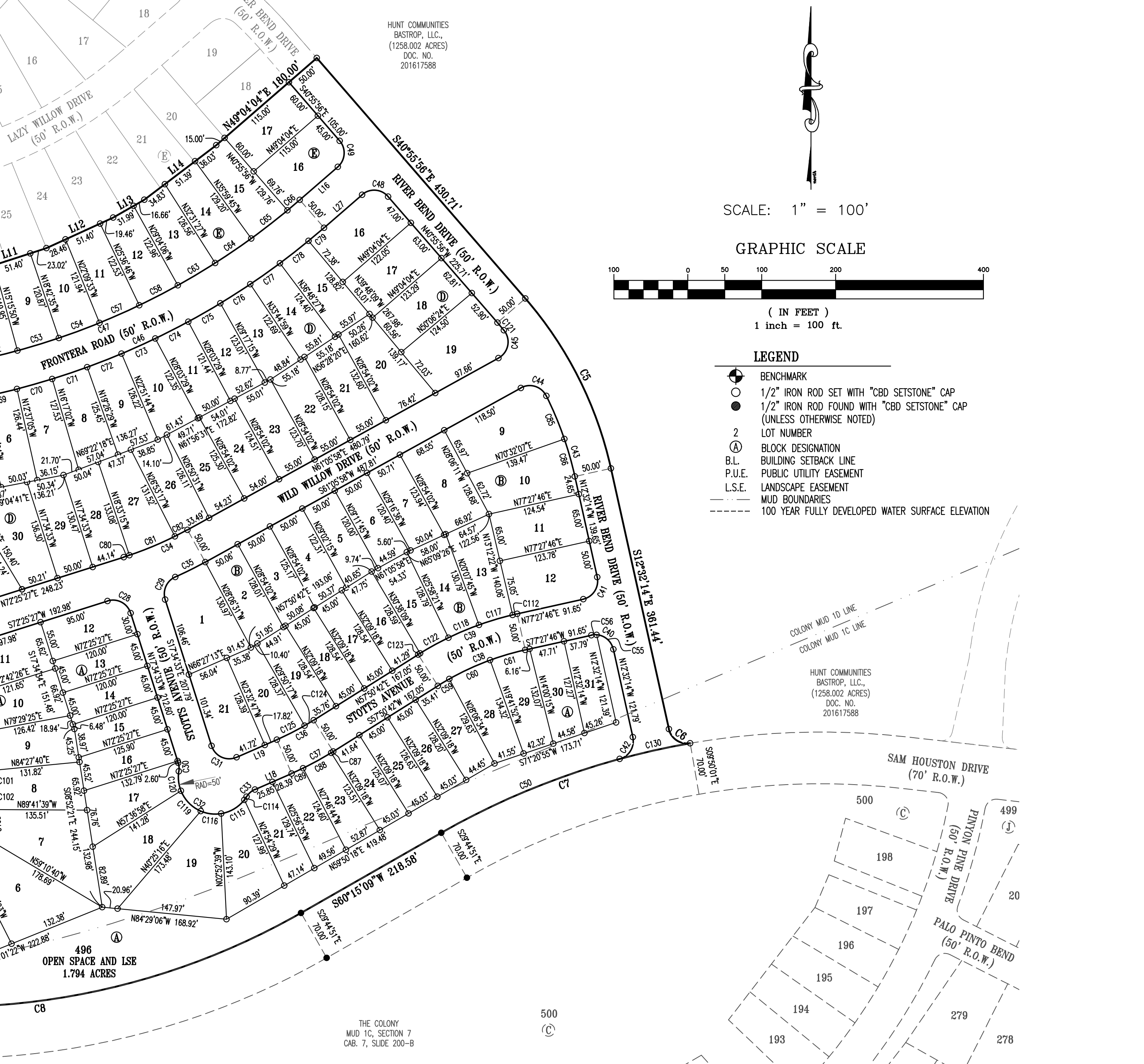


THE FINAL PLAT OF THE COLONY MUD 1D, SECTION 2



VICINITY MAP NOT TO SCALE



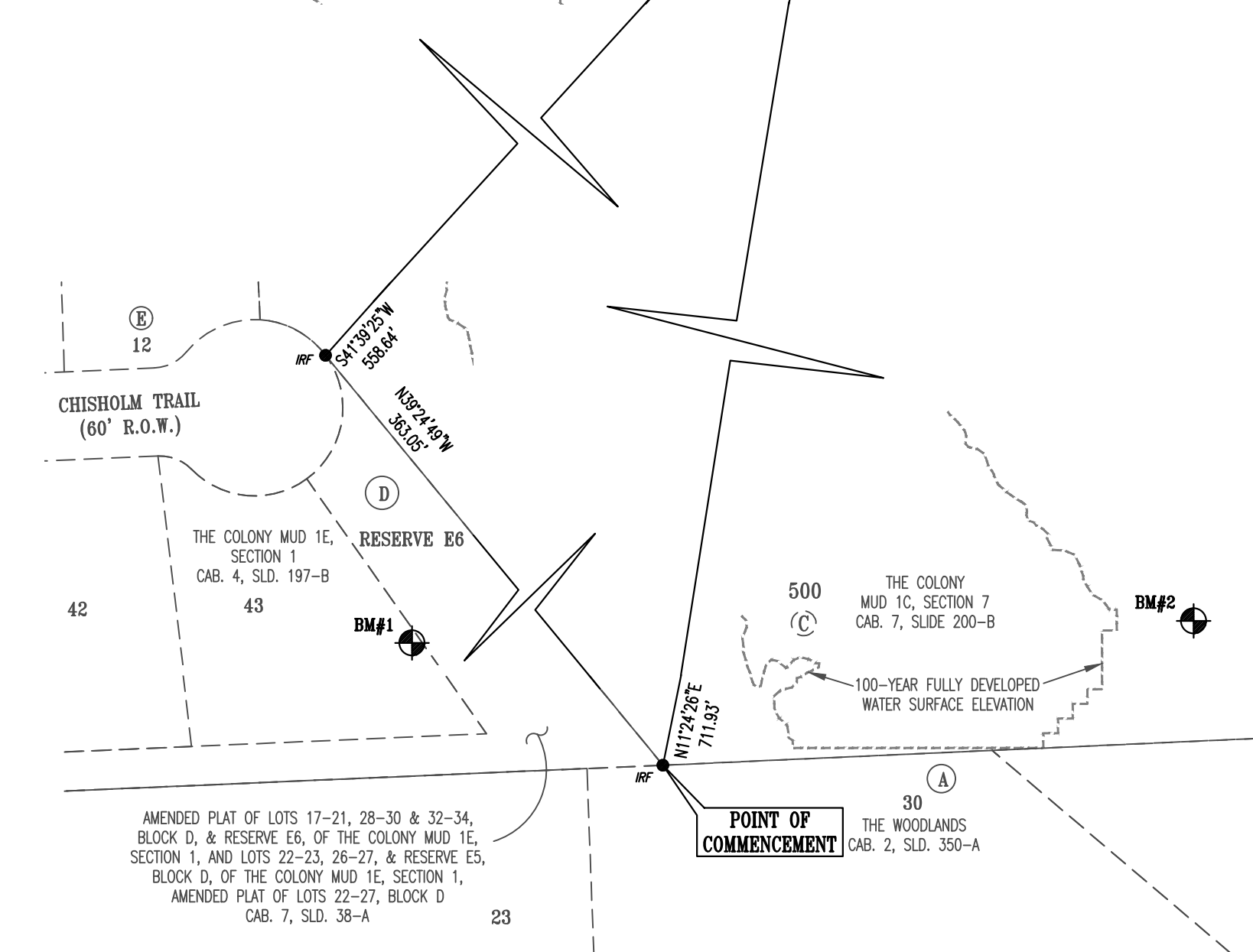
SCALE: 1" = 100'
 (IN FEET)
 1 inch = 100 ft.

LEGEND

- BENCHMARK
- 1/2" IRON ROD SET WITH "CBD SETSTONE" CAP
- 1/2" IRON ROD FOUND WITH "CBD SETSTONE" CAP (UNLESS OTHERWISE NOTED)
- 2 LOT NUMBER
- (A) BLOCK DESIGNATION
- BUILDING SETBACK LINE
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- MUD BOUNDARIES
- 100 YEAR FULLY DEVELOPED WATER SURFACE ELEVATION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	N59°58'29"E	21.21	15.00	90°00'00"
C2	278.44	361.00	N07°12'03"W	272.51	147.14	44°21'03"
C3	102.53	439.00	N22°41'08"W	102.30	51.50	132°21'53"
C4	39.27	25.00	S33°22'05"E	35.36	25.00	90°00'00"
C5	260.18	525.00	S26°44'05"E	257.53	132.82	282°34'42"
C6	38.09	25.00	S56°11'07"E	34.51	23.85	87°17'47"
C7	359.68	1035.00	S70°12'38"W	357.89	181.68	195°43'43"
C8	753.23	965.00	S82°36'49"W	734.25	396.98	44°43'19"
C9	23.56	15.00	S30°01'31"E	21.21	15.00	90°00'00"
C10	36.52	25.00	S47°52'11"W	33.36	22.39	83°42'18"
C11	36.52	25.00	S47°52'11"W	33.36	22.39	83°42'18"
C12	171.53	431.00	S17°58'28"E	170.40	86.92	22°48'12"
C13	135.30	369.00	S18°52'20"E	134.54	68.42	21°00'29"
C14	160.96	439.00	S18°52'20"E	160.06	81.40	21°00'29"
C15	39.27	25.00	S36°37'55"W	35.36	25.00	90°00'00"
C16	39.27	25.00	S36°37'55"W	35.36	25.00	90°00'00"
C17	39.27	25.00	S36°37'55"W	35.36	25.00	90°00'00"
C18	113.92	325.00	N18°24'35"W	113.34	57.55	20°05'00"
C19	96.39	275.00	S18°24'35"E	95.90	48.70	20°05'00"
C20	41.22	25.00	S25°11'41"W	36.70	27.03	94°27'31"
C21	34.52	25.00	S68°00'49"E	31.85	20.65	79°07'28"
C22	156.85	425.00	S11°27'43"E	155.96	79.33	21°08'43"
C23	180.39	375.00	N14°40'13"W	178.68	91.98	27°33'44"
C24	39.27	25.00	N44°24'59"E	35.54	25.27	90°36'41"
C25	13.17	25.00	N75°11'16"W	13.02	6.74	30°10'48"
C26	131.75	50.00	S42°34'59"W	96.81	193.14	150°58'17"
C27	13.17	25.00	S15°58'45"E	13.02	6.74	30°10'48"
C28	39.27	25.00	N62°34'33"W	35.36	25.00	90°00'00"
C29	34.49	25.00	S24°14'06"W	33.33	22.36	83°37'19"
C30	11.61	25.00	N04°16'21"W	11.51	5.91	26°36'24"
C31	41.88	25.00	S65°34'07"E	37.15	27.75	95°58'14"
C32	137.02	50.00	N69°28'35"W	97.99	245.91	157°00'51"
C33	15.03	25.00	S49°14'06"W	14.80	7.75	34°28'13"
C34	93.88	475.00	N66°45'43"E	93.73	47.10	11°19'28"
C35	45.32	525.00	S63°34'22"W	45.31	22.68	45°46'47"
C36	56.34	375.00	N62°08'57"E	56.29	28.22	8°36'31"
C37	63.86	425.00	S62°08'57"W	63.80	31.99	8°36'31"
C38	128.40	375.00	S67°39'14"W	127.77	64.83	19°37'04"
C39	145.52	425.00	N67°39'14"E	144.81	73.48	19°37'04"
C40	39.27	25.00	N57°32'14"W	35.36	25.00	90°00'00"
C41	39.27	25.00	N32°27'46"E	35.36	25.00	90°00'00"
C42	38.09	25.00	N31°06'40"E	34.51	23.85	87°17'47"
C43	115.90	475.00	N19°31'38"W	115.61	58.24	13°58'48"
C44	40.31	25.00	N72°42'32"W	36.08	26.06	92°23'00"
C45	43.81	25.00	N10°53'46"E	38.42	30.01	100°24'25"
C46	582.56	1025.00	S65°21'00"W	574.75	299.38	32°33'51"
C47	554.14	975.00	S65°21'00"W	546.71	284.78	32°33'51"
C48	39.27	25.00	N85°55'56"W	35.36	25.00	90°00'00"
C49	39.27	25.00	S04°04'04"W	35.36	25.00	90°00'00"
C50	282.02	1035.00	S67°30'25"W	281.32	131.71	14°30'17"
C51	58.75	975.00	N79°54'21"E	58.74	29.38	3°27'09"
C52	58.59	975.00	N78°27'28"E	58.58	29.31	3°28'35"
C53	58.84	975.00	N73°00'48"E	58.63	29.33	3°26'45"
C54	58.70	975.00	N69°33'56"E	58.69	29.36	3°28'59"
C55	31.95	25.00	N49°09'02"W	29.82	18.58	7°51'37"
C56	7.32	25.00	S85°50'58"W	7.29	3.69	16°46'23"
C57	58.77	975.00	N66°06'51"E	58.76	29.39	3°27'12"
C58	58.80	975.00	N62°38'34"E	58.80	29.41	3°27'20"
C59	18.16	375.00	S59°15'57"W	18.16	9.08	2°46'31"
C60	60.81	375.00	S65°15'56"W	60.74	30.47	9°17'27"
C61	49.43	375.00	S73°41'13"W	49.39	24.75	7°33'06"
C62	45.34	431.00	N09°35'11"W	45.32	22.69	6°01'38"
C63	58.81	975.00	N59°12'14"E	58.80	29.41	3°27'21"
C64	59.08	975.00	N55°44'24"E	59.07	29.55	3°28'16"
C65	62.17	975.00	N52°10'39"E	62.16	31.10	3°39'13"
C66	21.83	975.00	N49°42'33"E	21.83	10.91	11°16'58"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C67	8.40	1025.00	N81°23'50"E	8.40	4.20	0°28'11"
C68	50.06	1025.00	N79°45'48"E	50.05	25.03	2°47'53"
C69	50.56	1025.00	N76°57'04"E	50.55	25.28	2°49'34"
C70	49.55	1025.00	N74°09'12"E	49.55	24.78	2°46'12"
C71	50.01	1025.00	N71°22'14"E	50.01	25.01	2°47'44"
C72	50.02	1025.00	N68°34'29"E	50.02	25.02	2°47'46"
C73	50.12	1025.00	N65°46'34"E	50.11	25.06	2°48'05"
C74	50.01	1025.00	N62°58'39"E	50.01	25.01	2°47'44"
C75	50.01	1025.00	N60°10'55"E	50.00	25.01	2°47'43"
C76	48.01	1025.00	N57°26'32"E	48.01	24.01	2°41'02"
C77	49.19	1025.00	N54°43'32"E	49.19	24.60	2°45'00"
C78	49.16	1025.00	N51°58'35"E	49.16	24.59	2°44'53"
C79	27.45	1025.00	N49°50'06"E	27.45	13.73	1°32'04"
C80	8.11	475.00	N71°56'06"E	8.11	4.06	0°58'42"
C81	66.62	475.00	N67°25'59"E	66.57	33.37	8°02'11"
C82	19.15	475.00	N62°15'16"E	19.15	9.58	2°18'35"
C83	74.79	275.00	S20°39'37"E	74.56	37.63	15°34'55"
C84	21.60	275.00	S10°37'07"E	21.60	10.81	4°30'05"
C85	63.20	475.00	N22°42'20"W	63.15	31.65	7°37'24"
C86	52.70	475.00	N15°42'56"W	52.67	26.38	6°21'25"
C87	3.36	425.00	N65°04'17"E	3.36	1.68	0°27'10"
C88	43.42	425.00	N61°13'29"E	43.40	21.73	5°51'13"
C89	17.08	425.00	N65°18'09"E	17.07	8.54	2°18'07"
C90	64.94	431.00	N65°51'12"E	64.93	32.56	8°38'23"
C91	58.08	431.00	N25°06'00"W	58.03	29.08	7°43'14"
C92	3.13	431.00	S20°10'06"W	3.13	1.56	0°24'57"
C93	39.06	369.00	S26°20'38"E	39.04	19.55	6°03'53"
C94	87.22	369.00	S16°32'24"E	87.02	43.81	13°32'35"
C95	9.02	369.00	S09°04'06"E	9.02	4.51	1°24'02"
C96	1.16	325.00	S08°28'12"E	1.16	0.58	0°12'15"
C97	48.52	325.00	S12°50'56"E	48.47	24.30	8°35'13"
C98	38.11	425.00	S19°27'56"E	38.10	19.07	5°08'17"
C99	52.14	425.00	S13°22'55"E	52.10	26.10	5°13'43"
C100	52.78	425.00	S06°18'37"E	52.74	26.42	7°06'54"
C101	13.82	425.00	S01°49'16"E	13.82	6.91	1°51'49"
C102	3.04	500.00	S29°19'48"E	3.03	1.52	3°28'42"
C103	41.84	500.00	S23°37'01"E	40.63	22.23	4°56'52"
C104	39.48	500.00	S42°58'29"W	38.46	20.83	45°14'08"
C105	41.68	500.00	S89°28'32"W	40.49	22.14	47°45'58"
C106	49.00	325.00	S21°26'42"E	48.95	24.55	8°38'19"
C107	15.24	325.00	S27°06'28"E	15.24	7.62	2°41'14"
C108	15.97	375.00	N27°13'52"W	15.97	7.99	2°26'25"
C109	71.65	375.00	N20°32'15"W	71.54	35.83	10°56'49"
C110	77.80	375.00	N09°07'14"W	77.66	39.04	11°53'15"
C111	14.97	375.00	N02°01'59"W	14.97	7.49	2°17'15"
C112	6.25	425.00	S77°02'29"W	6.25	3.13	0°50'36"
C113	58.44	439.00	N12°10'53"W	58.39	29.26	7°37'36"
C114	5.22	500.00	N35°00'19"E	5.21	2.61	5°58'38"
C115	37.38	500.00	N59°24'33"E	36.51	19.61	42°49'51"
C116	28.19	500.00	S83°01'28"E	27.82	14.48	32°18'08"
C117	47.58	425.00	S73°24'44"W	47.56	23.82	6°24'54"
C118	44.76	425.00	S67°11'16"W	44.74	22.40	6°02'02"
C119	39.44	500.00	S44°16'40"E	38.42	20.81	45°11'28"
C120	26.80	500.00	S06°19'32"E	26.48	13.73	30°42'46"
C121	13.47	475.00	N40°07'11"W	13.47	6.74	1°37'29"
C122	43.88	425.00	S61°12'47"W	43.86	21.96	5°54'54"
C123	3.05	425.00	S58°03'01"W	3.05	1.52	0°24'38"
C124	14.34	375.00	N58°56'26"E	14.34	7.17	2°11'29"
C125	42.00	375.00	N63°14'42"E	41.98	21.02	6°25'02"
C126	10.08	25.00	S78°10'27"W	10.01	5.11	2°05'46"
C127	26.45	431.00	S36°19'18"W	25.23	14.61	6°36'32"
C128	67.38	431.00	S10°29'46"W	67.31	33.76	8°57'27"
C129	5.71	500.00	N63°22'11"W	5.71	2.86	6°32'37"
C130	97.68	1035.00	S77°22'46"W	97.64	48.88	5°24'26"



DATE: DECEMBER 2, 2022
 OWNER:
 RICK NEFF
 HUNT COMMUNITIES BASTROP, LLC.
 A DELAWARE LIMITED LIABILITY COMPANY
 P.O. BOX 12220
 EL PASO, TEXAS 79913
 PHONE: (915) 298-4226

ENGINEER & SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON
 AUSTIN, TEXAS 78749
 (512) 280-5160
 (512) 280-5165 Fax

F.E.M.A. MAP NO. 48021C0195E
 BASTROP COUNTY, TEXAS AND INCORPORATED AREAS
 DATED: JANUARY 19, 2006

BENCHMARK INFORMATION:
 BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",
 LOCATED +/- S26°59'43"W 688.27' FROM THE POINT OF BEGINNING
 OF THE COLONY 1D, SECTION 2
 NORTHING: 10022007.10
 EASTING: 3222945.72
 ELEVATION: 449.56' (NAVD '88)

BM #2: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE",
 LOCATED +/- S20°10'58"E 638.83' FROM THE POINT OF BEGINNING
 OF THE COLONY 1D, SECTION 2
 NORTHING: 10020083.77
 EASTING: 3223478.55
 ELEVATION: 441.08' (NAVD '88)

SURVEYORS NOTE:
 1) A TWELVE (12) FOOT WIDE PUBLIC
 UTILITY EASEMENT IS HEREBY
 DEDICATED ADJACENT TO ALL STREET
 RIGHT-OF-WAYS ON ALL LOTS IN
 THIS SUBDIVISION

BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE

TOTAL ACRES: 28.673 ACRES
 SURVEY: JOSE MANUEL BANGS SURVEY, A-5

NO. OF RESIDENTIAL LOTS: 120
 19.997 ACRES
 NO. OF NON-RESIDENTIAL LOTS: 1
 1.794 ACRES
 TOTAL: 121
 21.791 ACRES

NO. OF BLOCKS: 6
 R.O.W.: TOTAL: 6.882 ACRES

NON - RESIDENTIAL LOTS
 BLOCK LOT PURPOSE
 A 496 L.S.E. & OPEN SPACE

LINEAR FOOTAGE OF RIGHT-OF-WAY

FRONTERA ROAD	50' R.O.W.	1,137	FT	LOCAL
STOTTS AVENUE	50' R.O.W.	931	FT	LOCAL
REPUBLIC DRIVE	70' R.O.W.	816	FT	COLLECTOR
RIVER BEND DRIVE	50' R.O.W.	1,064	FT	LOCAL
SHADOW WILLOW DRIVE	50' R.O.W.	9		

THE FINAL PLAT OF
THE COLONY MUD 1D, SECTION 2

GENERAL NOTES:

- 1. THE BENCHMARKS USED ARE:
BM #1: CAPPED 1/2" IRON ROD STAMPED "CBD SETSTONE", LOCATED +/- S26°59'43"W 688.27' FROM THE POINT OF BEGINNING OF THE COLONY 1D, SECTION 2
...
42. THE CONSENT AGREEMENT LAND USE TYPE FOR THIS PLAT IS COLONY-S (STANDARD LOT).

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 28.673 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, BASTROP COUNTY, TEXAS, BEING A PORTION OF A CALLED 1258.002 ACRE TRACT OF LAND CONVEYED TO HUNT COMMUNITIES BASTROP, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 201617588, OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS (O.P.R.B.C.T.X.), SAID 28.673 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID 1258.002 ACRE TRACT OF LAND, BEING THE SOUTHEAST CORNER OF RESERVE E6, BLOCK D AMENDED PLAT OF LOTS 17-21, 28-30 & 32-34, BLOCK D, & RESERVE E6, OF THE COLONY MUD 1E, SECTION 1, AND LOTS 22-23, 26-27, & RESERVE E5, BLOCK D, OF THE COLONY MUD 1E, SECTION 1, AMENDED PLAT OF LOTS 22-27, BLOCK D, A SUBDIVISION RECORDED IN CABINET 7, SLIDE 38-A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (P.R.B.C.T.X.), SAME BEING ON THE NORTH LINE OF LOT 30, BLOCK A, THE WOODLANDS, A SUBDIVISION RECORDED IN CABINET 2, SLIDE 350-A, P.R.B.C.T.X., FOR THE POINT OF COMMENCEMENT OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID RESERVE E6, BEING IN THE CURVING EAST RIGHT-OF-WAY LINE OF CHISHOLM TRAIL (60' RADIUS), SAME BEING A POINT OF CURVATURE ON THE SOUTH LINE OF SAID 1258.002 ACRE TRACT, BEARS N39°24'49"W, A DISTANCE OF 363.05 FEET.

THENCE, N11°24'26"E, OVER AND ACROSS SAID 1258.002 ACRE TRACT OF LAND, A DISTANCE OF 711.93 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAM HOUSTON DRIVE (70' R.O.W. ACCORDING TO THE PLAT OF THE COLONY MUD 1C, SECTION 7 RECORDED IN CABINET 7, SLIDE 200-B, P.R.B.C.T.X.), BEING AT THE BEGINNING OF A CURVE TO THE LEFT, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT, THE FOLLOWING TWENTY-FIVE (25) COURSES AND DISTANCES, NUMBERED 1 THROUGH 25,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N59°58'29"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER,
2) N14°58'29"E, A DISTANCE OF 61.65 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
...
25) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.09 FEET, AND A CHORD THAT BEARS S56°11'07"E, A DISTANCE OF 34.51 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE NORTH LINE OF SAID SAM HOUSTON DRIVE, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,

THENCE, CONTINUING OVER AND ACROSS SAID 1258.002 ACRE TRACT AND WITH THE NORTH LINE OF SAID SAM HOUSTON DRIVE, THE FOLLOWING FOUR (4) COURSES AND DISTANCES, NUMBERED 1 THROUGH 4,

- 1) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1035.00 FEET, AN ARC LENGTH OF 359.69 FEET, AND A CHORD THAT BEARS S70°12'38"W, A DISTANCE OF 357.89 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER,
2) S60°15'09"W, A DISTANCE OF 218.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
...
4) N75°01'31"W, A DISTANCE OF 114.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.673 ACRES OF LAND.

Table with 3 columns: BLOCK, LOT, PURPOSE. Row 1: A, 496, L.S.E. & OPEN SPACE.

Table with 6 columns: BLOCK, LOT, SQ. FT., BLOCK, LOT, SQ. FT. Rows 1-31: A, 1-31, 7,099-5,616, D, 1-30, 9,605-9,484.

Table with 6 columns: BLOCK, LOT, SQ. FT., BLOCK, LOT, SQ. FT. Rows 1-17: B, 1-17, 10,144-7,887, E, 1-17, 6,000-6,900.

Table with 6 columns: BLOCK, LOT, SQ. FT., BLOCK, LOT, SQ. FT. Rows 1-18: C, 1-18, 9,068-7,862, C, 1-18, 9,068-7,862.

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

THAT, HUNT COMMUNITIES BASTROP, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH RICK NEFF, SENIOR VICE PRESIDENT AND BEING THE OWNER OF 1258.002 ACRE TRACT OF LAND OUT OF THE JOSE MANUEL BANGS SURVEY, ABSTRACT NUMBER 5, SITUATED IN BASTROP COUNTY, TEXAS, AS CONVEYED TO US BY DEED RECORDED IN DOCUMENT NUMBER 201617588 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY DO HEREBY SUBDIVIDED 28.673 ACRE TRACT OF LAND WITH THE PLAT SHOWN HERE ON, TO BE KNOWN AS:

"THE COLONY MUD 1D, SECTION 2"

SUBJECT TO EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED AND DO HEREBY DEDICATE ANY STREETS AND/OR EASEMENTS SHOWN HEREON TO THE PUBLIC. WITNESS MY HAND THIS ___ DAY OF ___, 20___, A.D.

RICK NEFF
HUNT COMMUNITIES BASTROP, LLC. A DELAWARE LIMITED LIABILITY COMPANY
4401 N. MESA STREET, EL PASO, TEXAS 79902

STATE OF TEXAS §
COUNTY OF BASTROP § KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICK NEFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ___ DAY OF ___, 20___, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED FLOOD HAZARD AREA, THIS TRACT LIES IN ZONE X, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48021C0195E FOR BASTROP COUNTY TEXAS, DATED JANUARY 19, 2006. COMMUNITY NUMBER 481193.

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

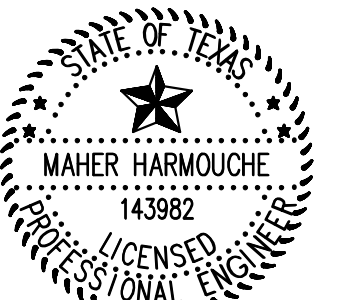
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER OR SURVEYOR.

STATE OF TEXAS (X)
COUNTY OF BASTROP (X) KNOW ALL MEN BY THESE PRESENTS:

I, MAHER HARMOUICHE, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF BASTROP.

ENGINEERING BY: _____ DATE _____

MAHER HARMOUICHE, P.E. #143982
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.
13791

STATE OF TEXAS (X)
COUNTY OF BASTROP (X) KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN DAVID KIPP, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATION OF THE CITY OF BASTROP, BASTROP COUNTY, TEXAS. ALL EASEMENTS OF RECORD AS SHOWN ON THE TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 421006025, EFFECTIVE DATE APRIL 26, 2021, ISSUED DATE MAY 5, 2021 HAVE BEEN IDENTIFIED ON THIS PLAT TO THE BEST OF MY KNOWLEDGE.

SURVEYED BY: _____ DATE _____

JOHN DAVID KIPP ~ R.P.L.S. NO. 5844
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749



APPROVED THIS DAY ____ OF ____, 20___, A.D. BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BASTROP, TEXAS.

APPROVED: _____ ATTEST: _____

PLANNING & ZONING COMMISSION CHAIRPERSON _____ CITY SECRETARY _____

STATE OF TEXAS (X)
COUNTY OF BASTROP (X)

I, KRISTA BARTSCH, COUNTY CLERK OF BASTROP COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 20___, A.D. AT ___ O'CLOCK ___ IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

FILED FOR RECORD ON THE ___ DAY OF ___, 20___, A.D.

DEPUTY _____ COUNTY CLERK, BASTROP COUNTY, TEXAS

